

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		THORNDIKE ST, ARLINGTON

## OWNERSHIP

Owner 1:	LEIBENSPERGER LAURA		
Owner 2:			
Owner 3:			
Street 1:	21 THORNDIKE ST #21		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	SENKOWSKI JOSEPH J & RITA M -		
Owner 2:	LEIBENSPERGER LAURA -		
Street 1:	19-21 THORNDIKE STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Vinyl Exterior and 1048 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

1 of 1  
CARD

## Residential

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

Total Parcel

**427,400**

**427,400**

**427,400**

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	427,400			427,400		220810
							GIS Ref
							GIS Ref
Total Card	0.000	427,400			427,400	Entered Lot Size	
Total Parcel	0.000	427,400			427,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	407.82	/Parcel:	407.8	Land Unit Type:	Insp Date
							05/09/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	421,000	0	.		421,000	421,000	Year End Roll	12/18/2019
2019	102	FV	456,600	0	.		456,600	456,600	Year End Roll	1/3/2019
2018	102	FV	403,300	0	.		403,300	403,300	Year End Roll	12/20/2017
2017	102	FV	367,300	0	.		367,300	367,300	Year End Roll	1/3/2017
2016	102	FV	367,300	0	.		367,300	367,300	Year End	1/4/2016
2015	102	FV	339,100	0	.		339,100	339,100	Year End Roll	12/11/2014
2014	102	FV	323,400	0	.		323,400	323,400	Year End Roll	12/16/2013
2013	102	FV	323,400	0	.		323,400	323,400		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

**PAT ACCT.**

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

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Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrckorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1914	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.000000000
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1		HB					

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	AV - Average	31.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	31.0

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj \$ / SQ:	402.192
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619447
Depreciation:	192028
Depreciated Total:	427418

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		6	2	2
Totals				
1		6	2	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	522.85	
Special Features:	0	Val/Su Net:	407.82	
Final Total:	427400	Val/Su SzAd	407.82	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,048	402.190	421,498	
Net Sketched Area:		1,048	Total:	421,498	
Size Ad	1048	Gross Are	1048	FinArea	1048

### SUB AREA DETAIL

[illegible]

**IMAGE**

